

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

2/24 ETHEL STREET OAK PARK VIC 3046

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$600,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$635,000

Property type

Unit

Suburb

Oak Park

Period-from

01 Nov 2024

to

31 Oct 2025

Source

Cotality

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

2/23-25 SEFTON STREET PASCOE VALE VIC 3044	\$620,000	11-Nov-25
4/34 GREVILLIA ROAD OAK PARK VIC 3046	\$640,000	03-Jun-25
4/3 GREGORY STREET OAK PARK VIC 3046	\$690,000	05-Sep-25

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 25 November 2025

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2/23-25 SEFTON STREET PASCOE VALE VIC 3044

Sold Price

^{RS}

\$620,000

Sold Date

11-Nov-25

 2

 1

 1

Distance

0.66km



4/34 GREVILLIA ROAD OAK PARK VIC 3046

Sold Price

\$640,000

Sold Date

03-Jun-25

 2

 2

 1

Distance

0.86km



4/3 GREGORY STREET OAK PARK VIC 3046

Sold Price

\$690,000

Sold Date

05-Sep-25

 2

 1

 1

Distance

0.29km

RS = Recent sale

UN = Undisclosed Sale

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